

LOT 40
IN OR 2207/1644
RIVER GLEN #1 PB 7/263

DONLEY EDWARD C JR & SUE ELLA
75127 MORNING GLEN COURT
YULEE, FL 32097

2024

11-2N-26-1830-0040-0000



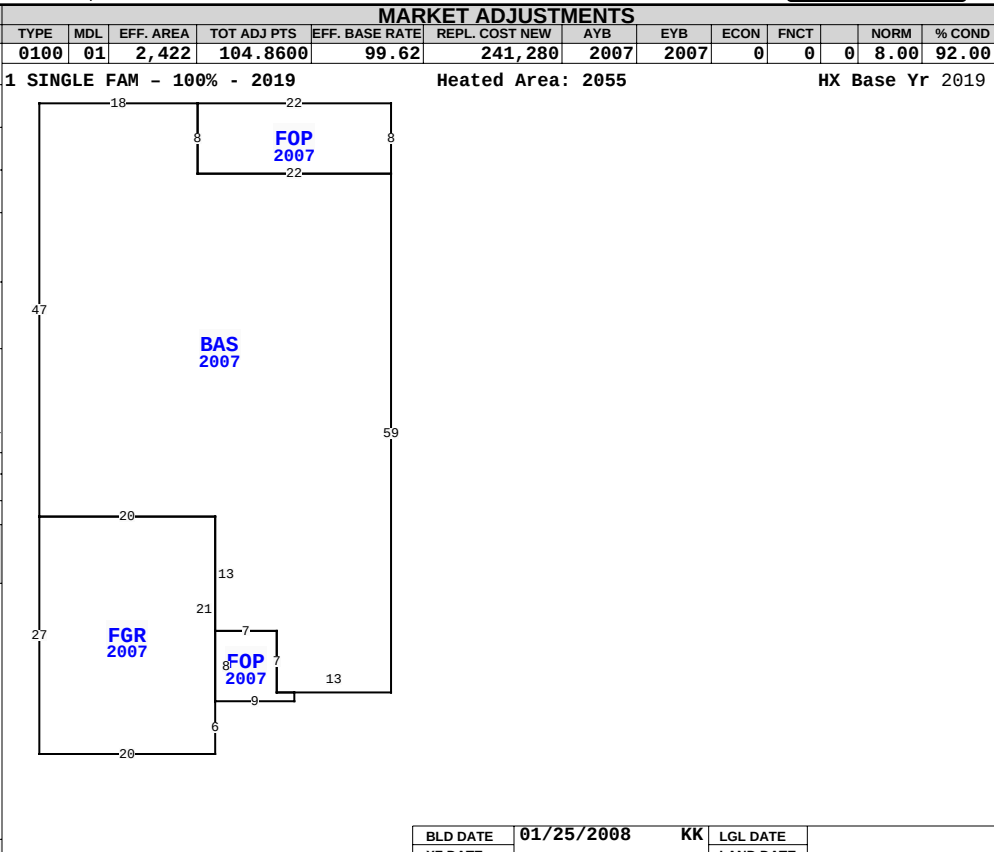
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,055	100	2,055	188,341
FGR	540	55	297	27,220
FOP	58	30	17	1,558
FOP	176	30	53	4,858
TOTALS	2,829		2,422	221,978

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	1.00	UT	



75127 MORNING GLEN CT, YULEE	BLD DATE 01/25/2008	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										221,978	
TOTAL MARKET OB/XF VALUE										6,590	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										283,568	
SOH/AGL Deduction										78,498	
ASSESSED VALUE										205,070	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										155,070	
TOTAL JUST VALUE										283,568	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										273,691	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19983	ELEC OTHER	2,000	09/01/2007
M13258	MECH OTHER	0	09/01/2007
P12613	OTHER	0	08/01/2007
C20260	CO ISSUED	0	07/01/2007
B20260	NEW CONSTR	185,592	07/01/2007
R10585	REPAIR/RRF	5,000	07/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2207/1644	6/29/2018	WD	Q	I	02	220,000			
GRANTOR: KACZMARCZYK CHRISTOPH									
GRANTEE: DONLEY EDWARD C JR									
1545/0548	1/08/2008	WD	U	I	21	231,100			
GRANTOR: MORRISON HOMES INC									
GRANTEE: KACZMARCZYK CHRISTO									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2007] W22 BAS=[YR=2007] W18 S47 FGR=[YR=2007] S27 E20 N6 FOP=[YR=2007] E9 N1 W2 N7 W7 S8\$ N21 W20\$ E20 S13 E7 S7 E13 N59 W22 N8\$ S8 E22 N8\$.											